

HOUSING IN CRISIS

BPM Roma



Blocchi Precari Metropolitani is a mestizo collective of students, youth, migrants, workers born in Rome in 2007 to deal with precarity. The housing question is our starting point, since we consider it a crucial part of indirect income.

THE HOUSING QUESTION IN ITALY

The **general lack of housing policies** for the lower-middle class and of affordable rental housing, the value enhancement and divestment of public real estate properties, the disposal of social housing assets and the substantial "block" in the construction of low-cost rental social housing are some of the critical factors behind the housing problem in Italy and especially in large urban areas like Rome.

The current crisis concerns in particular low-income families, temporary workers, single parent families, young and old unable to afford the **free market** and therefore exposed to significantly **higher rents**, grew by 109% in recent years.

The current **economic recession** has further exacerbated the housing issue, as the rent absorbs on average 2/3 of income.

The 80% of **evictions** are for rent arrears in a country where 3,000,000 people are unemployed, 38.7% among young people does not work and 2.8 million workers have temporary contracts (Istat, January 2013).

The 2012 has filed a new boom in **foreclosures** for Italy and real estate executions marking a growth of 22.8%, with more than 46,000 families (+8512 compared with 2011) forced to leave they homes because they can no longer pay the mortgage (80% of Italians are homeowners).

In Italy there are 650,000 pending **applications for social housing**.



NATIONAL/ LOCAL HOUSING POLICIES

Housing is a private matter and there is no public policy on it, both at national and local level.

National Law 431/98: liberalization of the rental market

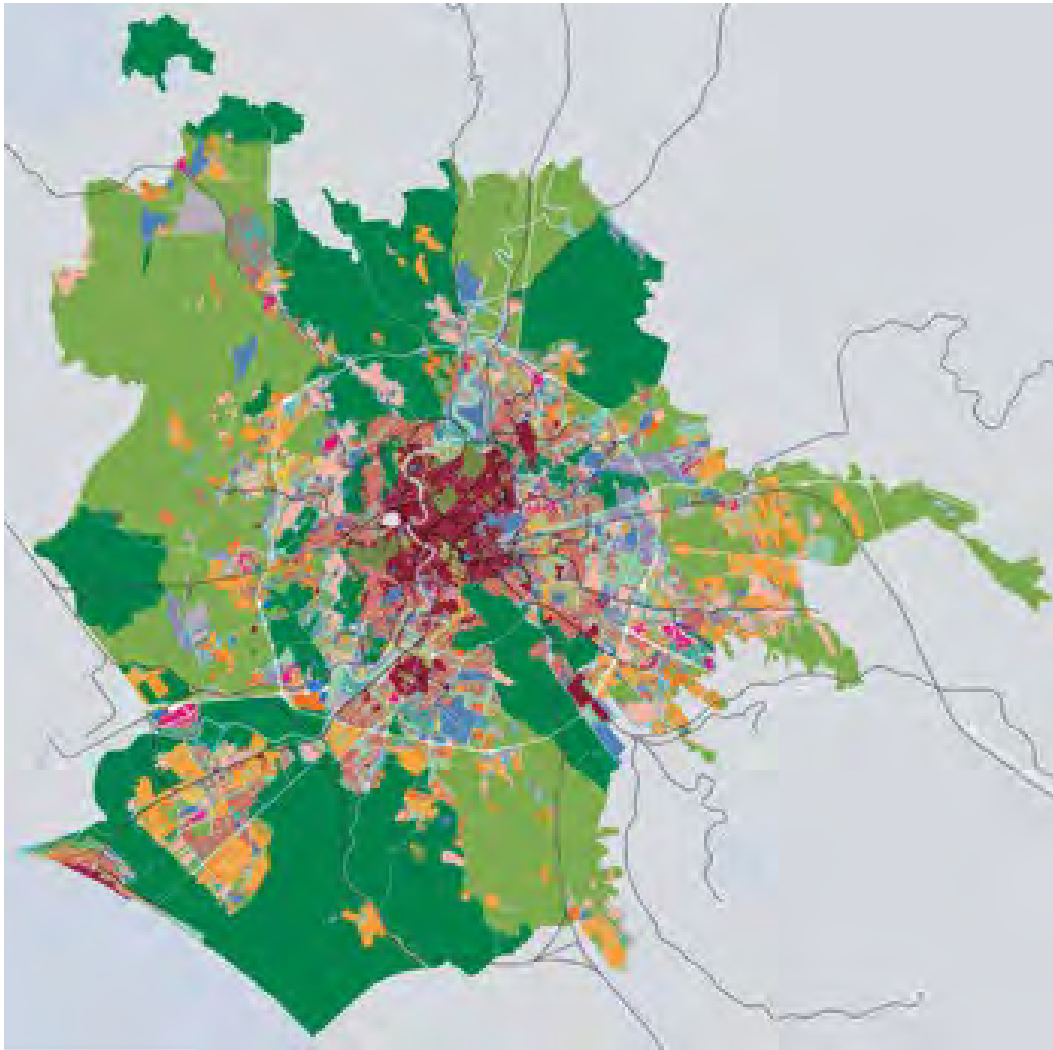
National Law 133/2008: National housing plan: privatistic policy management of public housing

Regional Law 10/2011_Housing plan:
private building policies that clear the social housing

National Plan for cities Decreto Crescita (dl 83/2012):
Redevelopment of urban areas
through public and private investments.
No provision of social housing



THE NEW MASTER PLAN OF ROME



Master plan for the city of Rome 2008:

more than 60 million cubic meters of private residences.

No provision of social housing

New urban plan December 2012:

64 resolutions that allow 20 million cubic meters in an area of 129 000 hectares, of which 55 000 are already urbanized (18 000 from 2008).

Other 2 000 hectares (now agricultural) can be used to build at least 66 000 new apartments that will remain unsold.

THE HOUSING CRISIS IN NUMBERS

Rome

EVICCTIONS:

More than 80% for rent arrears

In 2011 6.686 new judgments of eviction in addition to 6.710 of 2010 and 8.729 of 2009
2.343 of 7.206 executions were carried out with the intervention of the police

FORECLOSURES:

3.591 in 2012 (with an increase of 884 compared to 2011)

SOCIAL HOUSING DELIVERED IN THE LAST 10 YEARS:

3.165 on a list of 40.000 entitled

SELLING OF PUBLIC ASSETS: 60,000 accommodations
throughout Italy, of which 80% in Rome

PRIVATE HOMES BUILT BETWEEN 2003 AND 2007: 10.000 per year

PRIVATE HOMES EMPTY: over 200.000

PENDING APPLICATION FOR SOCIAL HOUSING: over 40.000



ACCUMULATION BY DISPOSSESSION

A process of displacement lies at the core of the urban process under capitalism. An Inner connection has prevailed from time immemorial between urbanization and surplus production and use.

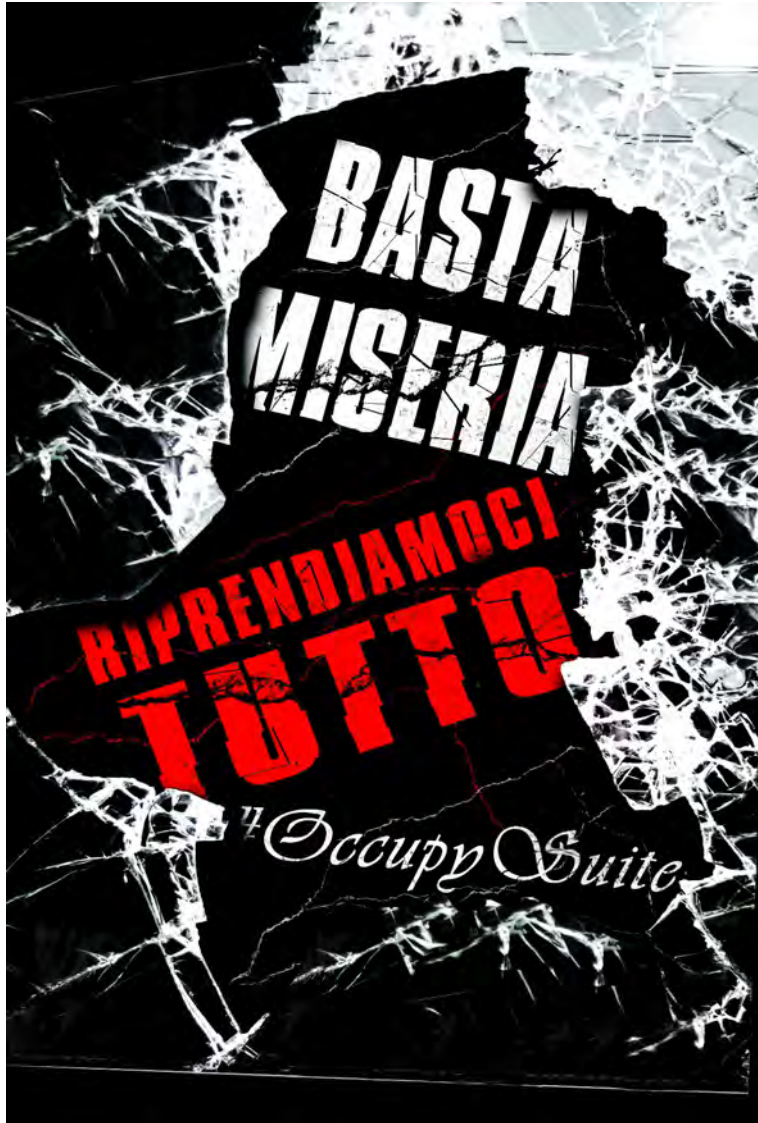
Since the urban process is a major channel of use, then the right to the city is constituted by establishing democratic control over the deployment of the surpluses through urbanization, as explained by D. Harvey.

We claim the right to the city opposing the deplorable economic and land use decisions that are reshaping the territories according to the needs of the real estate market and financial speculation, rather than to those of the inhabitants. We try to subtract rent value occupying private and public spaces, opposing the sale of public assets and practicing the idea of reuse, that states a social sovereignty over urban land.



6th DECEMBER 2012

RE-APPROPRIATION DAY



Rome has a long tradition in the struggle for the house from the 70's.

People occupied abandoned buildings like schools and eventually succeeded in obtaining a social house.

In recent years movements have begun to talk about the right to inhabit the city, fighting against gentrification and the land use decisions. The horizon of the movements is the reuse of the city: at the moment there are 25 occupied buildings inhabited by 5,000 people.

Last 6th December the right to housing movements occupied 10 buildings, each of which is particularly significant in the battle both against the sale of public assets and private speculation, choosing the re-appropriation as a practice to claim the right to housing and dignified living.

STOP MISERY, WE TAKE BACK ALL!

Roma 6 Dicembre 2012

PEEP 1

PEEP 2

occupazione

Torrevaccina
via di Torrevaccina 136

Province
via delle Province 110

Alessio
via Alessio 124

S. Pietro
via S. Pietro 111

Anagnina
via Anagnina 170

Torricella
via Torricella 40

Ponte di Nona
via Liberti 25

10



EX HOTEL EUROSTARS ROMA CONGRESS**** AGAINST THE BANKS #occupysuite

Located on the eastern outskirts of the capital close to the GRA, the hotel was run by a Spanish company and closed in November 2011. The property of the building is Unicredit bank and it was occupied on 6th Dec. by around 400 people, who resisted two attempts of eviction in the following days.



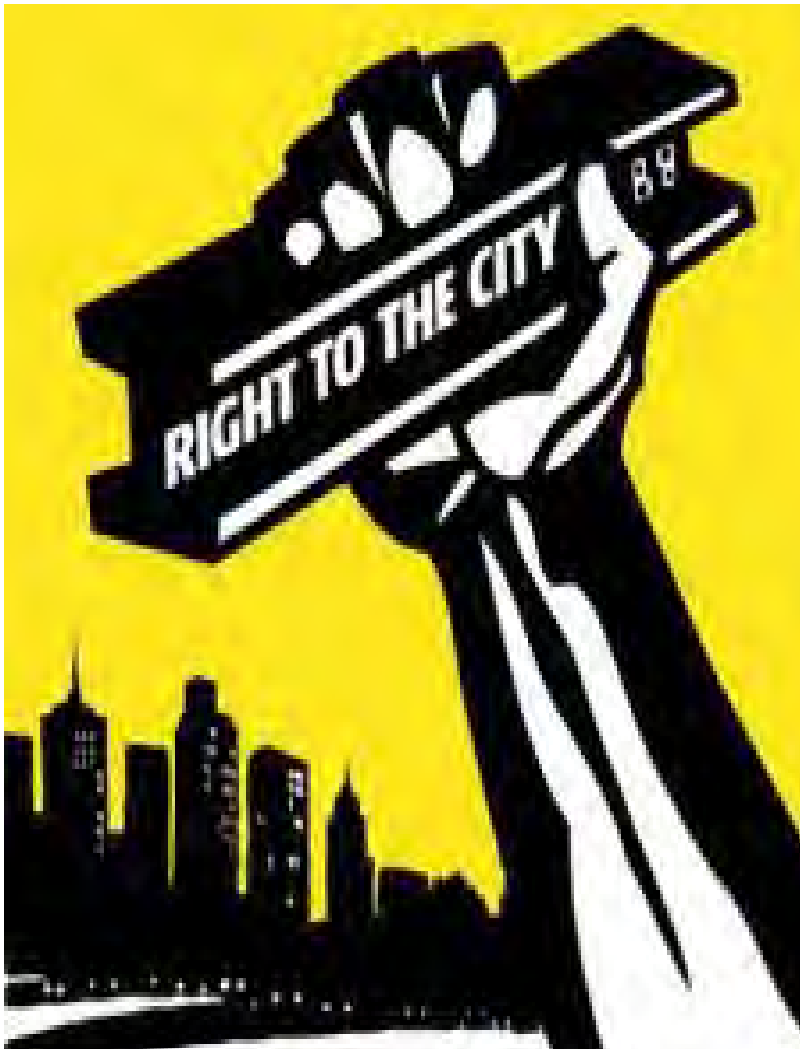
V.LE PROVINCE PUBLIC ASSETS ARE NOT FOR SALE

Two public buildings (INPDAI) now placed in a real estate mutual fund: Investire Immobiliare Sgr- FIP (Fondo immobili pubblici), that is an *ad hoc* instrument of *FINNAT* bank to manage the privatization of public assets.

Both were occupied last 6th Dec. by around 500 people.



RECLAIM THE CITY



The right to the city is much more than a right of access to the resources that the city embodies: it is the right to change and reinvent the city in a more intimate conform to our desires. This right is more collective than individual.

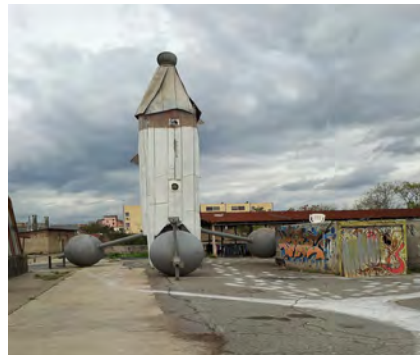
(D. Harvey)

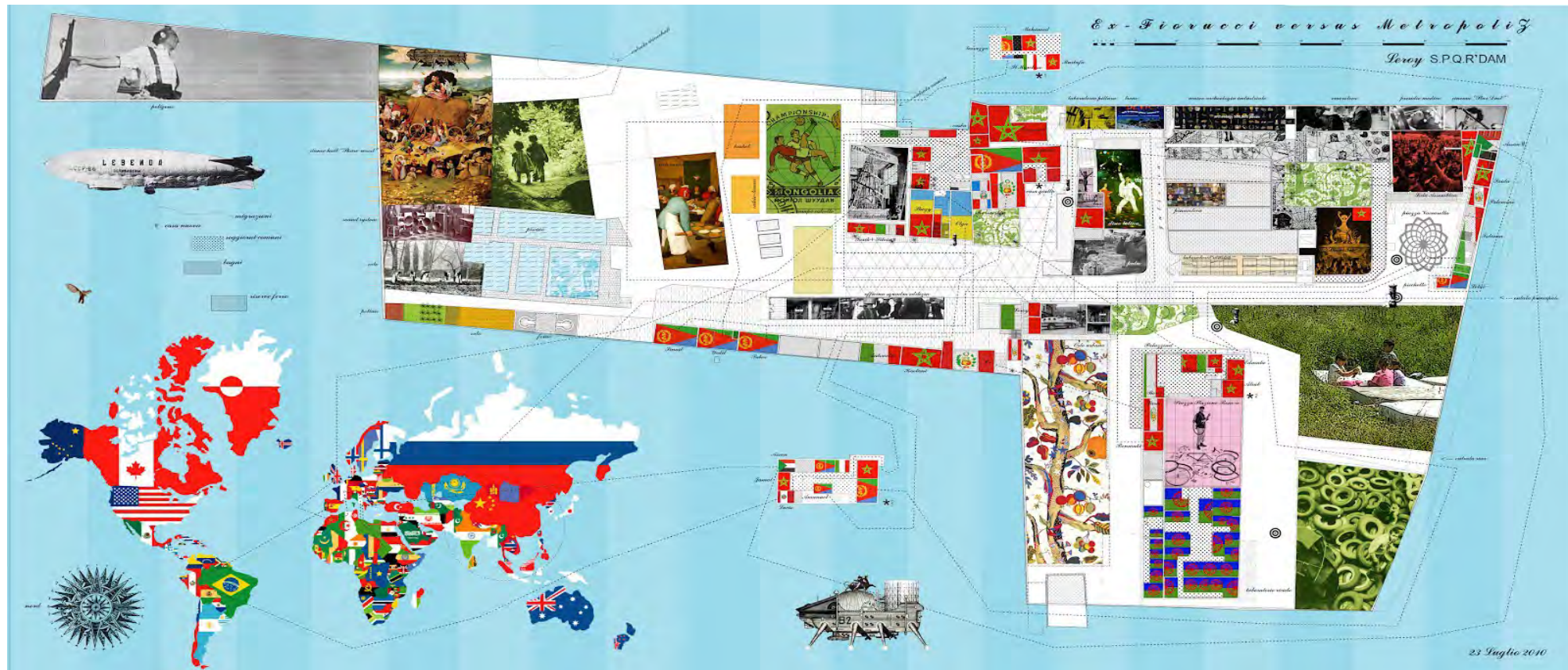
METROPOLIZ LABORATORY OF MESTIZO CITY

Since March 2009 in the eastern suburbs of Rome (via Prenestina), a mestizo community has been settled in the former factory “Fiorucci” abandoned for over 20 years.

Together, Italians, South Americans, Roma, Ukrainian have given life to a self-organized experience that is reshaping a piece of urban space practicing a form of re-appropriation of the right to the city within the crisis through relationships, embracing differences, rejecting racism and all forms of discrimination. Laboratory Metropoliz is experimenting new forms of welfare and social life, self-productions, reuse and recycling. The property (Salini group that is buying out Impregilo, another construction giant) could use the regional housing plan to demolish the factory and build apartments, increasing building volumes of 30%.

During these years in Metropoliz a lot of projects have been realized: a toy library, after-school activities, the Italian language course, the mestizo cuisine, sports, an off-market of reuse and self-productions, a serigraphy, a museum -MAAM (Museo dell'Altro e dell'Altrove di Metropoliz città meticcias) – and even a rocket to go to the moon!







ABITARE NELLA CRISI



- “Living in crisis” is an Italian network born in 2009 keeping open a public space for comparison and analysis and for sharing independent conflict practices that intertwine in cities and territories.
- We carry out campaigns against evictions, foreclosures and the disposal of public assets.
- *abitarenellacrisi.org*
- *#stopsfratti #occupysfitto*

